

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR  
9004-1(b)

**FEIN, SUCH, KAHN & SHEPARD PC**  
Counsellors at Law  
7 Century Drive - Suite 201  
Parsippany, New Jersey 07054  
(973) 538-9300  
Attorneys for Secured Creditor  
SELECT PORTFOLIO SERVICING, INC.  
as servicer for U.S. BANK  
NATIONAL ASSOCIATION ON BEHALF OF  
CERTIFICATEHOLDERS OF THE WAMU  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2003-S13  
R.A. LEBRON, ESQ.  
SPS2005  
bankruptcy@fskslaw.com



Order Filed on February 23, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

MARK RANUCCI dba  
ONESOURCE TITLE GROUP and  
LISA RANUCCI

Debtor(s).

Case No.: 18-23067 MBK

Adv. No.:

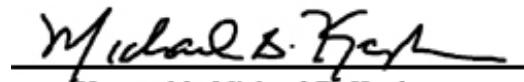
Hearing Date: February 23, 2022

Judge: Honorable Michael B. Kaplan,  
Chief Judge

#### ORDER RESOLVING OBJECTION TO CONFIRMATION

The relief set forth on the following page(s) is hereby **ORDERED**.

**DATED: February 23, 2022**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

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Debtor(s): MARK RANUCCI dba ONESOURCE TITLE GROUP and  
LISA RANUCCI

Case No: 18-23067 MBK

Caption of Order: **ORDER RESOLVING OBJECTION TO CONFIRMATION**

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Upon the Objection of FEIN, SUCH, KAHN & SHEPARD, P.C.,  
Attorneys for the Secured Creditor, SELECT PORTFOLIO SERVICING,  
INC. as servicer for U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF  
CERTIFICATEHOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2003-S13, as to certain real property known as 611 GRASSMERE  
AVENUE, INTERLAKEN, NJ 07712 as set forth in the papers, and for  
good cause shown;

**ORDERED AS FOLLOWS:**

1. With respect to the treatment of Secured Creditor, SELECT  
PORTFOLIO SERVICING, INC. as servicer for U.S. BANK NATIONAL  
ASSOCIATION ON BEHALF OF CERTIFICATEHOLDERS OF THE WAMU MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2003-S13 only, Part 4.a. of the  
proposed modified plan is hereby amended to reflect as follows:

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Debtor(s): MARK RANUCCI dba ONESOURCE TITLE GROUP and  
LISA RANUCCI

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Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)
Select Portfolio Servicing, Inc.	611 Grassmere Ave, Interlaken, NJ 07712	\$133,243.67 (prepetition arrears per proof of claim)  \$4,226.99 (post-petition arrears per Order entered 6/8/20)	0%	\$133,243.67 (prepetition arrears per proof of claim)  \$4,226.99 (post-petition arrears per Order entered 6/8/20)	\$2,657.19

*\*The creditor was previously listed as Chase Bank USA.*

2. The above amended treatment does not impact the proposed treatment of any other creditor listed in the Plan or more specifically Part 4.a.

3. The Debtor(s) shall maintain monthly mortgage payments in accordance with the Order Resolving Creditor's Certification of Default with Conditions entered on June 8, 2020.

4. The monthly post-petition payment amount is subject to change in accordance with the terms of the underlying note, mortgage and applicable federal and state law.

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Debtor(s): MARK RANUCCI dba ONESOURCE TITLE GROUP and  
LISA RANUCCI

Case No: 18-23067 MBK

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5. This Order shall be incorporated in and become a part of  
any Order Confirming Plan in the herein matter.

6. The Movant shall serve this Order on the Debtor(s), any  
Trustee and other party who entered an appearance on the  
Objection.

In re:  
Mark Ranucci  
Lisa Ranucci  
Debtors

Case No. 18-23067-MBK  
Chapter 13

District/off: 0312-3  
Date Rcvd: Feb 23, 2022

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 25, 2022:**

**Recip ID** **Recipient Name and Address**  
db/jdb + Mark Ranucci, Lisa Ranucci, 611Grassmere Avenue, Interlaken, NJ 07712-4316

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 25, 2022

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 23, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Brian Gregory Hannon	on behalf of Debtor Mark Ranucci bhannon@norgaardfirm.com sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com
Brian Gregory Hannon	on behalf of Joint Debtor Lisa Ranucci bhannon@norgaardfirm.com sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com
Denise E. Carlon	on behalf of Creditor Toyota Lease Trust dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com

District/off: 0312-3

User: admin

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Date Recd: Feb 23, 2022

Form ID: pdf903

Total Noticed: 1

Denise E. Carlon

on behalf of Creditor VW Credit Leasing Ltd dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Gavin Stewart

on behalf of Creditor Toyota Motor Credit Corporation bk@stewartlegalgroup.com

Jill Manzo

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION as servicer for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-S13 bankruptcy@fskslaw.com

Kevin Gordon McDonald

on behalf of Creditor VW Credit Leasing Ltd kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com

Philip A Kahn

on behalf of Loss Mitigation JP Morgan Chase pkahn@feinsuch.com

R. A. Lebron

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION as servicer for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-S13 bankruptcy@fskslaw.com

R. A. Lebron

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION AS SERVICER FOR U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL MSC MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-S13 bankruptcy@fskslaw.com

R. A. Lebron

on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF CERTIFICATEHOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-S13 bankruptcy@fskslaw.com

R. A. Lebron

on behalf of Creditor SELECT PORTFOLIO SERVICING INC as servicer for U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF CERTIFICATEHOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-S13 bankruptcy@fskslaw.com

Rebecca Ann Solarz

on behalf of Creditor Toyota Lease Trust rsolarz@kmllawgroup.com

Richard Gerbino

on behalf of Creditor TD Bank N.A. a/k/a TD Banknorth, N.A. rgerbino@schillernkapp.com, kcollins@schillernkapp.com;lgadomski@schillernkapp.com

Richard James Tracy, III

on behalf of Creditor TD Bank N.A. richard.tracy.iii@gmail.com, tshariff@schillernkapp.com; kcollins@schillernkapp.com; ahight@schillernkapp.com

Tammy L. Terrell

on behalf of Creditor SELECT PORTFOLIO SERVICING INC as servicer for U.S. BANK NATIONAL ASSOCIATION ON BEHALF OF CERTIFICATEHOLDERS OF THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-S13 bankruptcy@fskslaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 19